

Property at 00841 WEST AVON ROAD

Prop ID 4520841

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Administrative Information

Owner name: SMITH FARM OF AVON LLC
 Second name:
 Address: 12 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4520841 Neigh.: Zone: R40 Vol: 414 Page: 1269

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	576	158,250
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					145,224
Other Features					

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Nov-2001
Resident Land	.92	87,500				Sale price: 200,000
Resident Dwelling	1.00	176,850				Sale valid:
Resident Outbldg	4.00	6,930				Values
Use Assmt Farm	27.48	1,920				Mkt value :
						Cost value: 390,286
Summary			Utilities		Sales ratios	
Total assessments		273,200	Water	Well	Cost/sale :	1.9514
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		273,200	Gas	None	Assmt/sale:	1.3660

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
FARM	61	27.480	1,500	41,220			2,748	1,924
Farm		1,197,029						
		28.400 acres		Total land value			127,748	89,424

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	1,960
Garage	99	None	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1840	

Sub-Total		308,474
Grade	B	Factor 1.2600
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	176,848

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	FEFF Frame enclosed first	80	7,629
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	FEFF Frame enclosed first	72	6,866
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	FATT Full finished attic	384	13,869
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
L Living Area	OVER Frame Overhang	32	2,931

Total additions 145,224

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			638	30.00		C	19,140	90	1,900
Utility Shed									
AB2 Flat barn			748	37.75		C	28,237	90	2,800
AB2 Flat barn			800	37.75		C	30,200	90	3,000
AB2 Flat barn			590	37.75		C	22,273	90	2,200
Value at 70%			6,930				Value at 100%		9,900

